



**Zoar Street, Morley Leeds LS27 8JD**

**welcome to**

## **Zoar Street, Morley Leeds**

PERFECT FTB/INVESTMENT property, situated within close proximity to Morley Town Centre and all it's amenities it has to offer and having good access to motorway links, BASEMENT CELLAR, OPEN PLAN LIVING KITCHEN, TWO BEDROOMS and HOUSE BATHROOM. YARD area to the front and ON STREET PARKING.

### **Entrance Vestibule**

Wooden single glazed door to the front, stairs leading to the first floor landing and door leading into the living kitchen.

### **Living Kitchen**

15' 11" x 13' 8" into recess ( 4.85m x 4.17m into recess )  
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over incorporating sink and drainer with mixer tap, electric oven and hob with fitted extractor fan, space for a washing machine. The living area has a wall mounted fire, gas central heating radiator, fitted cupboards and a uPVC double glazed window to the front. Door leading to the basement cellar.

### **Basement Cellar**

Single glazed window to the front, gas central heating boiler, a perfect space for storage.

### **First Floor Landing**

Doors leading to bedroom one and the bathroom and stairs leading to the second bedroom.

### **Bedroom One**

14' 4" plus wardrobe x 10' 11" into recess ( 4.37m plus wardrobe x 3.33m into recess )  
uPVC double glazed window to the front, gas central heating radiator.

### **House Bathroom**

A three piece bathroom suite comprising of bath with taps and electric shower over, low level flush WC, wash hand basin, gas central heating radiator, bulk-head storage cupboard, uPVC double glazed window to the front.

### **Second Floor Bedroom Two**

12' 1" x 16' 11" ( 3.68m x 5.16m )  
uPVC double glazed window to the front, gas central heating radiator, eaves storage cupboards, decorative fireplace and loft access.

### **Exterior**

Yard area to the front with a wall boundary and on street parking.





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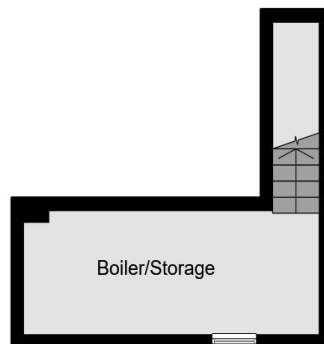
## Zoar Street, Morley Leeds

- Two bedroom mid back to back terrace
- Perfect location close to Morley Town
- Basement cellar for storage
- Open plan living kitchen
- On street parking

Tenure: Freehold EPC Rating: E

offers over

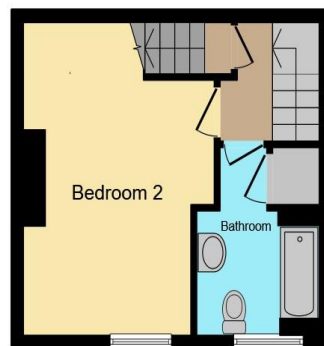
**£125,000**



**Basement**



**Ground Floor**



**First Floor**



**Second Floor**

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
MLY110048 - 0003

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